



**Zoning & Platting Commission
February 7, 2012 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Betty Baker – Chair
Sandra Baldrige – Parliamentarian
Cynthia Banks – Assist. Secretary
Gregory Bourgeois – Secretary

Jason Meeker
Gabriel Rojas
Patricia Seeger – Vice-Chair

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from January 3, 2012.
2. Approval of minutes from January 17, 2012.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2011-0148 - 620 JMJ Zoning**
Location: 14926 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: 620 JMJ Ltd. (John Barzizza)
Agent: Cunningham Allen, Inc. (Jana Rice)
Request: DR to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 2. Rezoning:** **C14-2011-0167 - 8100 Burnet**
Location: 8100 Burnet Road, Shoal Creek Watershed
Owner/Applicant: Alliance Realty Partners, LLC (Brian Austin)
Agent: Bury & Partners, Inc. (Melissa Neslund)
Request: CS to MF-6
Staff Rec.: **Recommendation of MF-6-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 3. Rezoning:** **C14-2011-0141 - Peaceful Hill Condominiums**
Location: 8107 Peaceful Hill Lane; 501 Hubach Lane, South Boggy Creek Watershed
Owner/Applicant: Delton Hubach, Jim Bula, Cathy Christopherson, Kristofer Alworth
Agent: The Moore Group (Mike Moore)
Request: DR to SF-6
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
- 4. Rezoning:** **C14-2011-0160 - Capital City Salvage (L.K.Q.)**
Location: 7600-7900 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: RDO Properties, LLC (Rob Ormand)
Agent: Enabler Design Group (DeVon Wood)
Request: DR to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

5. **Rezoning:** **C14-2011-0168 - Dean's .524**
Location: 2101 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Eddie Dean
Agent: Jim Bennett Consulting (Jim Bennett)
Request: NO-CO to GO-MU-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
6. **Site Plan - Environmental Variance only:** **SP-2011-0200D - Steiner Ranch Apartments**
Location: 4800 Steiner Ranch Boulevard, Bear Creek & Panther Hollow Watersheds
Owner/Applicant: MU 13 Investments (Gerald Kucera)
Agent: Crocker Consultants (Sarah Crocker)
Request: Approval of a variance to allow cut up to a maximum of 24 feet and to allow fill up to a maximum of 21 feet in order to construct 26 apartment buildings (298 units), clubhouse, pool/amenity center, maintenance building, water quality, detention, and a lift station.
Staff Rec.: **Recommended**
Staff: Brad Jackson, 974-3410, brad.jackson@austintexas.gov;
Donna Galati, 974-2733, donna.galati@austintexas.gov;
Planning and Development Review Department
7. **Resubdivision:** **C8-2011-0091.0A - Resubdivision of Lot 2, Harris Ranch II, A Replat of Lots 1-5, Harris Ranch**
Location: 9201 Brodie Lane, Slaughter, Williamson & South Boggy Creek Watersheds
Owner/Applicant: Continental Homes of Texas LP (Tom Moody)
Agent: Hanrahan-Pritchard Engineering (Steve Jamison)
Request: Approve the resubdivision of one lot into 3 lots on 20.90 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department
8. **Resubdivision:** **C8-2011-0093.0A - Resubdivision of Lot 4, Parmer Place Subdivision**
Location: 12308 Dessau Road, Walnut Creek Watershed
Owner/Applicant: Dessau Partners, Ltd. (John Lewis)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approve the resubdivision of one lot into 2 lots on 1.503 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

- 9. Final Plat:** **C8-2011-0124.0A - Avery Ranch Far West Turkey Hollow Trail Addition**
Location: Turkey Hollow Trail, South Brushy Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
Agent: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)
Request: Approval of the Avery Ranch Far West Turkey Hollow Trail Addition, composed of 7 lots (5 residential and 2 open space) on 1.422 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department
- 10. Final without Preliminary:** **C8J-2012-0002.0A - Woods at Hudson Bend**
Location: Forest Way, Lake Travis Watershed
Owner/Applicant: LT Venture One, LC (Jeremy Smitheal)
Agent: Kimley-Horn & Associates, Inc. (Scott J. Foster, P.E.)
Request: Approval of the Woods at Hudson Bend subdivision, composed of 1 lot into 5 lots on 11.685 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Preliminary:** **C8-2012-0001 - Cearley Subdivision (Prelim)**
Location: Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: Jack Cearley
Agent: Lenworth Consulting (Nash Gonzalez)
Request: Approval of the Cearley Subdivision (Prelim), composed of 3 lots on 3.799 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final Plat w/Prelim:** **C8-2012-0001.1A - Cearley Subdivision (Final Plat)**
Location: Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: Jack Cearley
Agent: Lenworth Consulting (Nash Gonzalez)
Request: Approval of the Cearley Subdivision (Final Plat), composed of 3 lots on 3.799 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

**13. Final with
Preliminary:**

C8-2011-0154.1A.SH - Thornbury II Section Two

Location: Blue Goose Road, Decker Creek Watershed
Owner/Applicant: Travis Blue Goose LTD (Brian Saathoff)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approval of Thornbury II Section Two subdivision, composed of 1 lot into 62 lots on 19.422 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

E. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.